

CHRISTIAN REID
ESTATE AGENTS



9 Slip Of Wood

£395,000

Cranleigh, GU6 7BE



3 Bedrooms



2 Receptions



2 Bathrooms

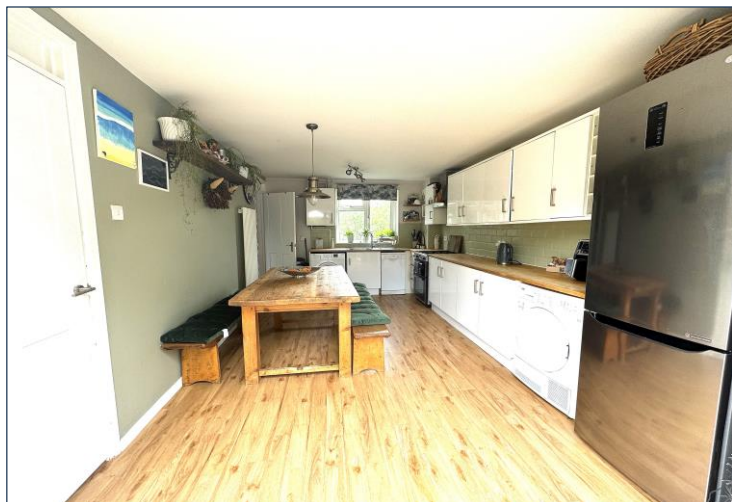


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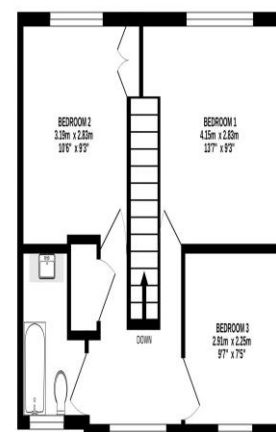
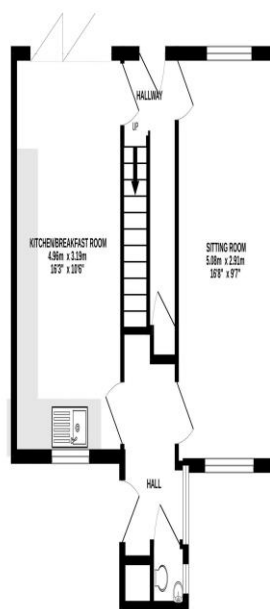
EPC: C

An impressive three-bedroom home situated in a quiet position within a small row of houses. The property has been extensively improved by the owners and is presented in excellent decorative order throughout. The accommodation is nicely balanced with downstairs comprises a spacious entrance hall and WC, lovely kitchen/breakfast rooms with Bi-folding doors to the garden and a large sitting room with a front and rear aspect. Upstairs boasts three nicely sized bedrooms and a refitted modern bathroom. Outside to the rear there is a pretty southerly garden ideal for outside entertaining whilst the front offers two areas of garden laid to lawn. Parking is available in the adjacent residents only car park.



GROUND FLOOR
42.0 sq.m. (453 sq.ft.) approx.

1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA - 80.9 sq.m. (871 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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